20231211000355780 1/4 \$55.50 Shelby Cnty Judge of Probate, AL 12/11/2023 11:30:38 AM FILED/CERT

Name:

William J. Lowery

Firm/Company: William J. Lowery, LLC
Address: 2250 Wallstown Road

City, State, Zip: Hayden, AL 35079

Phone:

(205) 440-5875

WARRANTY DEED JOINT TENNANTS WITH RIGHT OF SURVIVORSHIP

Shelby County, AL 12/11/2023 State of Alabama Deed Tax: \$24.50

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TWENTY-FOUR THOUSAND THREE-HUNDRED TEN DOLLARS (\$24,310.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, that PATRICK LANTRIP and MIRANDA LANTRIP, a married couple (GRANTORS), do grant, bargain, sell and convey unto LYLE K. DABBS, JR. and PAMELA R. DABBS, a married couple (GRANTEES), the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Legal Description:

A part of Section 19, Township 18 South, Range 2 East, being more particularly described as follows:

Begin at the NE corner of A. J. Spradley's lot, said corner being a point on the NW boundary line of Block G at a distance of 240.40 feet from the North most corner of said Block G as recorded in Deed Book 11, page 332, in the Probate Office of Shelby County, Alabama; from the point of beginning run Northeasterly along the NW line of said Block G 240.40 feet to the North most corner of said Block G; thence turn 90 deg. 29' left and run Northwesterly 151.30 feet; thence turn 72 deg. 38'; left and run Southwesterly 200.0 feet; thence turn 94 deg. 02' left and run Southeasterly 214.75 feet to the point of beginning.

Part of the NW¼ of the SW¼ of Section 19, Township 18, Range 2 East described as follows: Beginning at a private dirt road at the corner of J. N. Vick lot running Southwest 140 feet to range line; thence with range line north 300 feet; thence Southeast direction 255 feet to starting point making it almost in a V. shape, being the same property heretofore conveyed by M. C. Vick to J. L. Vick by deed dated December 23, 1923.

Part of the NW¼ of the SW¼ of Section 19, Township 18, Range 2 East, Beginning at the NW corner of the foregoing described tract of land, and running South along the range line 140 yards; thence running Northeast 70 yards; thence running North 105 yards to line between NW¼ of SW¼ and SW¼ of NW¼, Sec. 19, Township 18, Range 2 East; thence West along the said line to beginning corner, being about one and three fourths acres.

The property herein conveyed is intended to include all of the real estate in Shelby County, Alabama, owned by M. C. Vick, deceased, at the time of his death, whether correctly described, or not, and includes all of the property as described in that certain quit claim deed from L. D. Spradley and others to M. C. Vick dated November 8, 1902.

Some of the granters have previously conveyed a portion of said property to the grantees by deed dated October, 1977, and recorded in Deed Book 310 at Page 365, Office of Judge of Probate of Shelby County, Alabama.

Being the same property conveyed from Donna Lynn Spradley, unmarried, to Patrick Lantrip and Miranda Lantrip by Warranty Deed, Joint Tenants with Right of Survivorship, dated July 10, 2020, filed for record in the Probate Office of Shelby County, Alabama on July 13, 2020 at 01:17:54 PM, and recorded in Instrument#: 20200713000289090.

Less and except mineral and mining rights if not owned by Grantors.

Subject to all easements, unpaid ad valorem taxes (if any), covenants and restrictions of recording affecting said property.

This instrument prepared by information provided by parties. Attorney has made no search or examination of the title records concerning the above-referenced property, and makes no representation, express or implied, concerning the nature, quality or status of title herein conveyed.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2023 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or paid by Grantee, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the 2th day of Name 1, 2023.

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Patrick Lantrip (Grantor)

Miranda Lantrip (Grantor)

Miranda Lantrip (Grantor)

STATE OF ALABAMA

SHELBY COUNTY

I, a Notary Public, hereby certify that Patrick Lantrip and Miranda Lantrip whose names are signed to the foregoing instrument or conveyance, and who are known to me, acknowledged before me onthis day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 1th day of November, 2023.

20231211000355780 3/4 Shelby Cnty Judge of Probate, AL

Notary Public, Alabama State at Large Print Name:

My commission expires:

Grantor(s) Name, Address, phone:

Patrick & Miranda Lantrip 131 Lake Cottage Road Sterrett, AL 35147

Grantee(s) Name, Address, phone:

Lyle K. Dabbs, Jr. & Pamela R. Dabbs 127 Lake Cottage Road Sterrett, AL 35147

SEND TAX STATEMENTS TO GRANTEE

Warranty Deed

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Warranty Deed

Exhibit A

Real Estate Sales Validation Form

Shelby Cnty Judge of Probate, AL 12/11/2023 11:30:38 AM FILED/CERT

Form RT-1

This Document must be filed in accordance with Code of Alabama 1975, Section Grantee's Name Lyle K. & Pamela R. Dabbs, Jr. Grantor's Name Patrick & Miranda Lantrip Mailing Address 127 Lake Cottage Road Mailing Address 131 Lake Cottage Road Sterrett, AL 35147 Sterrett, AL 35147 Date of Sale Property Address Total Purchase Price \$ Actual Value or Assessor's Market Value \$ 24,310 The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required) Appraisal X Bill of Sale Other Sales Contract Closing Statement If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required. Instructions Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed. Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed. Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record. Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a · licensed appraiser or the assessor's current market value. If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h). lattest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h). Print Lyle K. Dabbs, Jr. **X** Unattested (Grantor Grantee Owner/Agent) gricle one

(verified by)